



Truro Road, Gravesend, DA12 5RG  
Guide price £350,000

**TC** Town  
& City  
Homes

Guide Price £350,000 - £375,000

If space is what you are looking for then how does 1200sqft sound? This four bedroom family home not only offers plenty of space but also offers plenty of potential to improve so be quick and call Town and City Homes today as properties as selling quickly at the moment.



This great property has so much space to offer a growing or large family as there are four very good size bedrooms which is very hard to find. There is a super size kitchen diner which will definitely be appreciated by those who love to cook and I imagine is great for entertaining.

The living space is also a great size with a lovely cozy feel to it.

The addition of a conservatory overlooking the garden is really handy and offers a great space to relax in away from it all.

Outdoor space is amazing with plenty of room for all the family to enjoy with different landscaped areas for various activities.

Overall we believe this is an exciting prospect for buyers looking for a bit more space and enjoy making a home their own so be quick and book your viewing today and avoid any disappointment.

Location is great as its just a short drive to the Gravesend town centre and recently redeveloped train station that has a high-speed rail link into Stratford and Kings Cross. There are great local amenities within a few minutes walk, you will find a Tesco Express and other takeaway services while also local to some great schools. The M2 is easily accessible providing quick access to shopping centres such as Bluewater in only a 10 - 15 minute drive.

## Landing

**Main Bedroom 15'2 x 9'10 (4.62m x 3.00m)**

**Bedroom Two 11'9 x 8'10 (3.58m x 2.69m)**

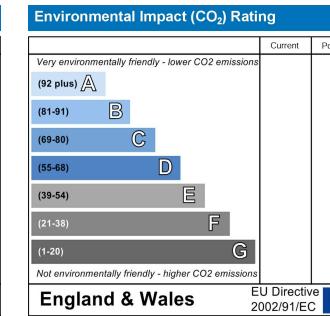
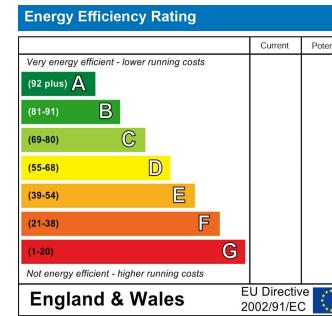
**Bedroom Three 10'8 x 7'1 (3.25m x 2.16m)**

**Bedroom Four 11'5 x 7'2 (3.48m x 2.18m)**

**W/C 5'5 x 2'7 (1.65m x 0.79m)**

**Bathroom 8'11 x 5'4 (2.72m x 1.63m)**

**Garden 60' x 30' (18.29m x 9.14m)**



## Entrance

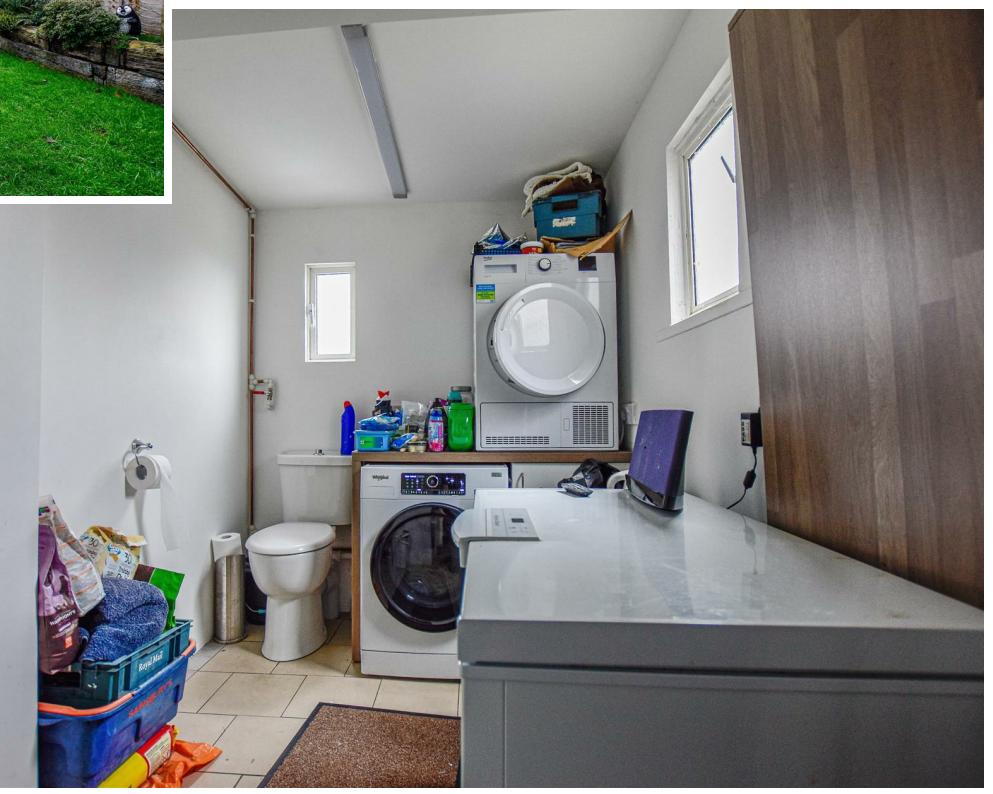
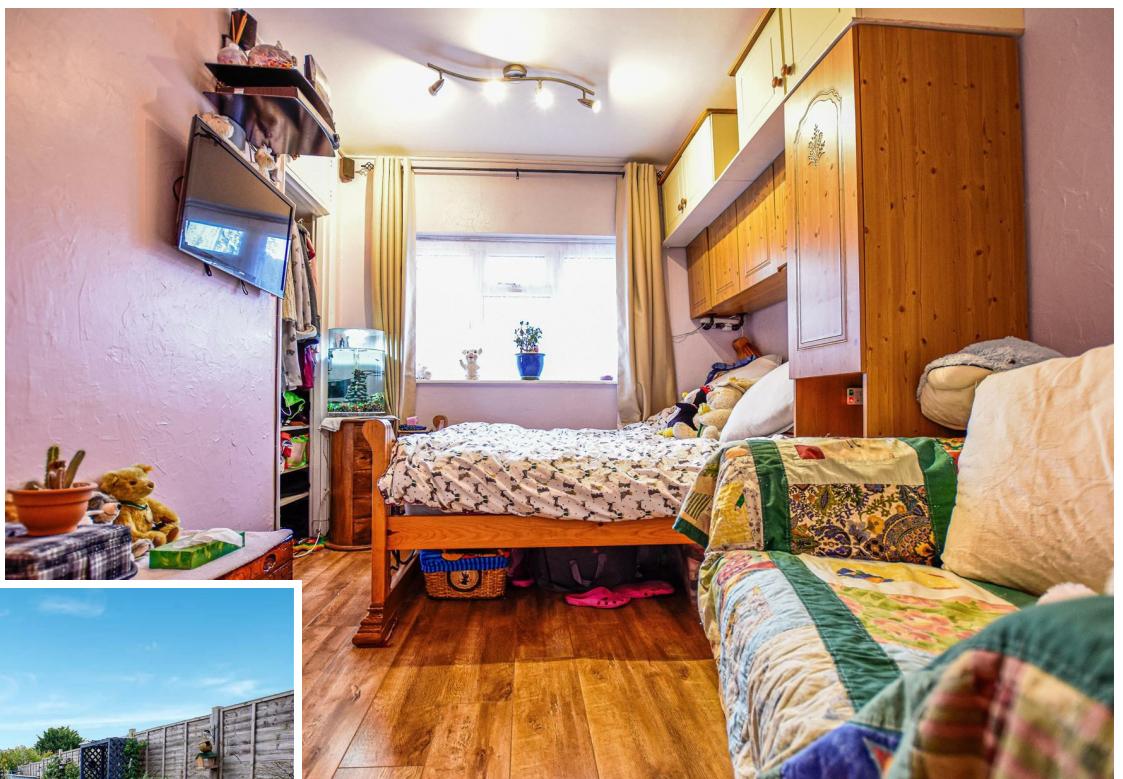
### Side Access/Storage

**Living Room 15' x 11'5 (4.57m x 3.48m)**

**Conservatory 8'6 x 8'3 (2.59m x 2.51m)**

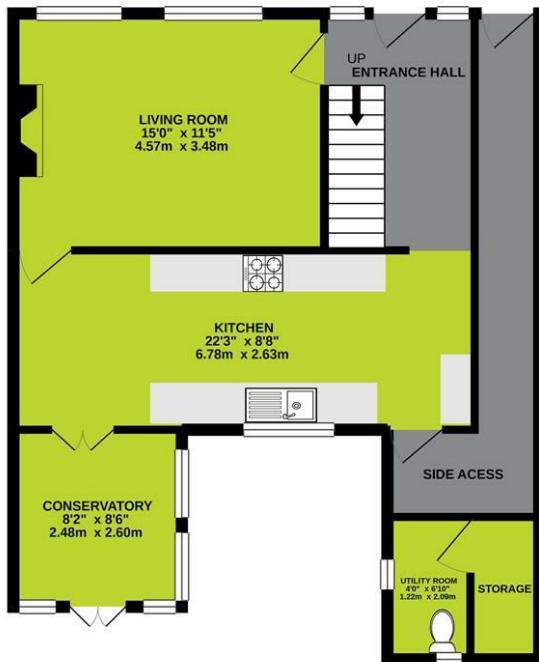
**Kitchen 22'3 x 8'8 (6.78m x 2.64m)**

**Utility 6'10 x 4' (2.08m x 1.22m)**

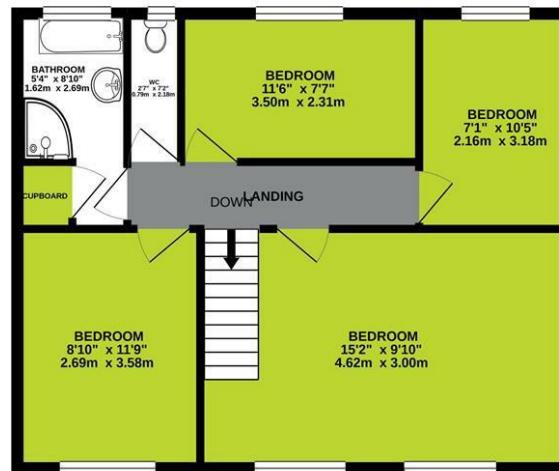




GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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